

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 12, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.05094
Wyndam Place 2nd Addition

PROPOSAL: A final plat consisting of 2 lots and one outlot

LOCATION: N.176th Street and Holdrege (Knotting Drive and N. 179th Street)

LAND AREA: 41.06 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan as amended.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot B and Lots 1 and 2, Block 2, Wyndam Place Addition, all located in Section 24, T10N, R8E of the 6th P.M., Lancaster County, Nebraska;

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Farmland, dam and acreage lots.

SURROUNDING LAND USE AND ZONING:

North: Agriculture, scattered acreages and one acreage subdivision "Glenwood Acres", zoned AG

South: Agriculture and a native prairie, zoned AG

East: Agriculture and acreages, zoned AG

West Agriculture and two dwellings, zoned AG

HISTORY: Wyndam Place Community Unit Plan and Preliminary Plat were approved by the Lancaster County Board on July 17, 2003. Wyndam Place Final Plat was approved on November 13, 2003. Wyndam Place 1st was approved on February 24, 2004.

UTILITIES: Individual well water and waste treatment is proposed.

TRAFFIC ANALYSIS: 176th and Holdrege Streets are gravel county roads. "O" Street is a paved state highway, Hwy 34. The local internal streets are in place.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat and amended CUP (Administrative Amendment # 05121 to Special Permit # 198 is under review).
2. The County Engineer's letter of September 6, 2005 notes no objections.
3. All improvements are in place.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.
 - 2.2 To protect the remaining trees on the site during construction and development.
 - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 2.4 To complete the private improvements shown on the preliminary plat.
 - 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
 - 2.6 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

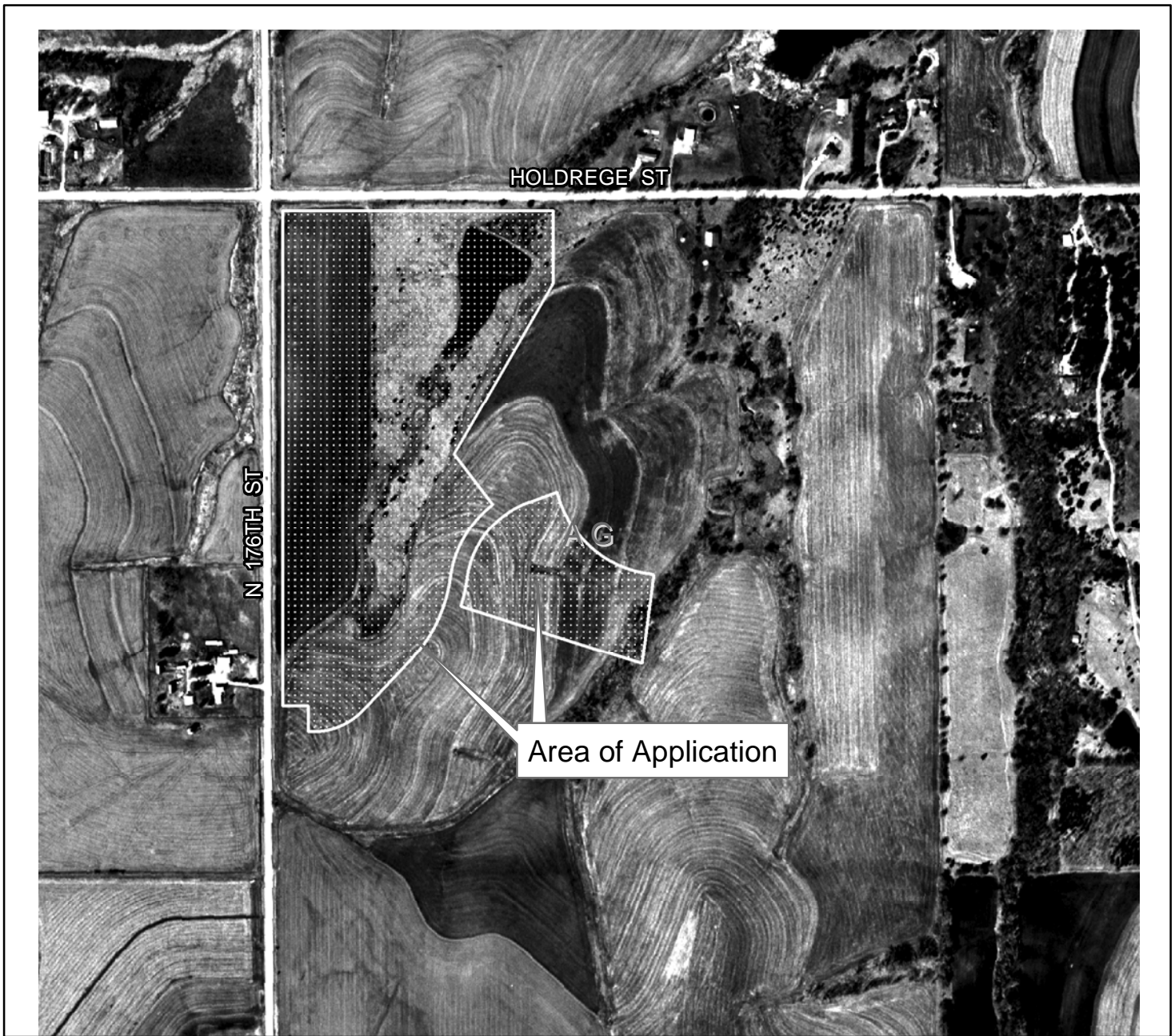
Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
September 25, 2005

APPLICANT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

OWNER: Bernie and Connie Heier, Husband and Wife, as joint tenants
2600 So. 120 Street
Lincoln, NE 68516
(402) 483-6070

CONTACT: Brian D. Carstens and Associates

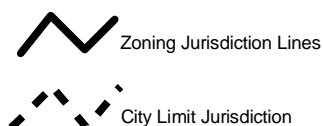
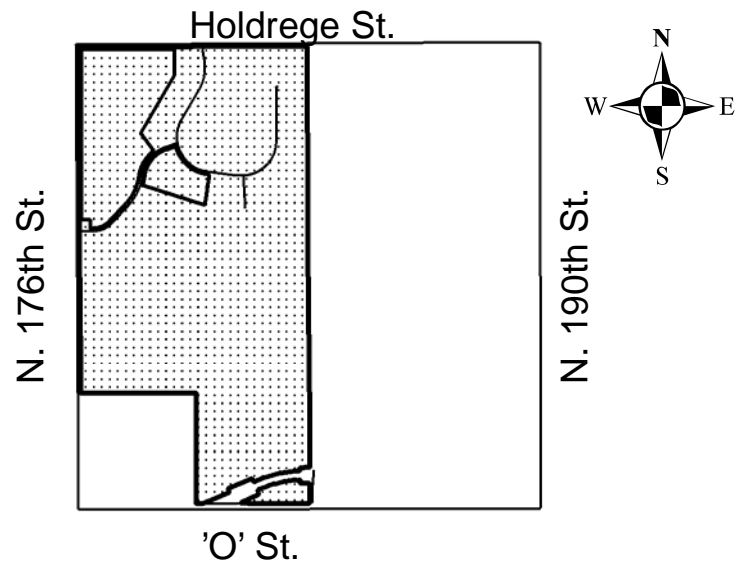


Co. Final Plat #05094 **Wyndam Place** **N. 176th & Holdrege St.**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 24 T10N R8E



FINAL PLAT

HOLDREGE STREET





AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

September 14, 2005


Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: Heier Property

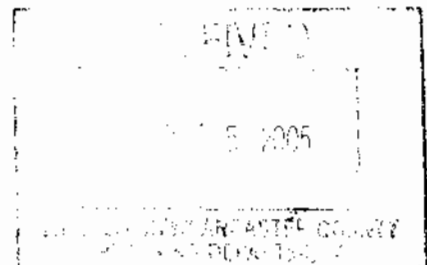
Dear Mike,
I have reviewed the subject plat and see no need for easements at this time.

Thanks for your cooperation.

Sincerely,



Rick Volmer, Staking Engineer



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb **DATE:** September 14, 2005
DEPARTMENT: Planning **FROM:** Chris Schroeder
ATTENTION: **DEPARTMENT:** Health
CARBONS TO: EH File **SUBJECT:** Wyndam Place 2nd Add

EH Administration FP #05094

The Lincoln-Lancaster County Health Department has reviewed the final plat application and does not have any additional comments than were submitted in the memo of February 7, 2003 regarding Wyndam Place.

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County


Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: September 6, 2005

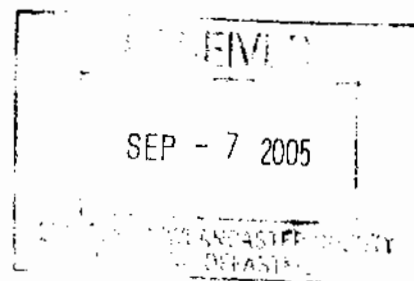
TO: Mike DeKalb
Planning Department

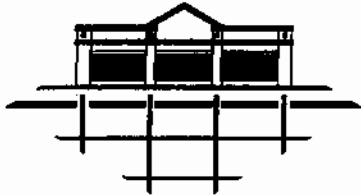
FROM: Larry V. Worrell 
County Surveyor

SUBJECT: FINAL PLAT NO. 05094
WYNDAM PLACE 2ND ADDITION

Upon review, this office has no objections to this submittal.

LVW/pb
Barbi/sub.wkWyndam Place 2nd Add Final Plat NO Objection Ltr.





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

September 1, 2005

Mr. Mike DeKalb, AICP
Planning Department
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: WYNDAM PLACE 2nd ADDITION – FINAL PLAT

Dear Mike,

On behalf of Bernie and Connie Heier, we submit the above mentioned final plat for your review. An administrative Amendment to the C.U.P./ Special Permit #198 has been submitted to reflect the proposed plat of Wyndam Place 2nd Addition.

This final plat will create a 20.53 acre lot that will be removed from the limits of the C.U.P. This lot will now be replatted as Lot 1, Wyndam Place 2nd Addition.

Two lots in Block 2 have been combined into one lot. This lot will be known as Lot 2, Wyndam Place 2nd Addition.

Please feel free to contact me if you have any further questions.

Sincerely,

Brian D. Carstens

Cc: Bernie and Connie Heier

Enclosures: 16 Copies of the Final Plat
Application for a Final Plat
Final Plat Technical Checklist
Certificate of Ownership
Application Fees of \$175.00

